

Landowner Specific Narrative Summary
Dr. Terry Traster

To date, ATXI has been unsuccessful in obtaining an easement from Dr. Terry Lynn Traster. Dr. Traster owns one parcel totaling approximately 14 acres located along the Pana to Mt. Zion segment of the Project in Shelby County, Illinois. The parcel at issue has been designated internally as A_ILRP_PZ_SH_207_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact Dr. Traster to acquire an easement on at least approximately 49 occasions. These include 26 phone calls, 4 voicemails, 15 emails, 3 letters and 1 in-person visit. Mr. Brian Kalb began representing Dr. Traster on August 24, 2014.

ATXI has been negotiating with Dr. Traster since May 5, 2014 when ATXI presented its initial compensation offer. Initially, Dr. Traster asked whether a stand of trees that would be impacted by the line could be relocated. When Dr. Traster first raised this concern in May 2014, ATXI asked him to provide an estimate for transplantation costs. Several months later, in late July of 2014, Dr. Traster informed the land agent that transplantation would not be possible, and asked to be compensated for the trees instead (\$2,000 per tree). Dr. Traster's estimated value of each tree would have resulted in a damages claim multiple times ATXI's current offer, and almost two and a half times the appraised value of *the entire property*. ATXI asked for documentation supporting Dr. Traster's damages claim and ATXI received the requested documentation and a counteroffer approximately two months later, on September 21, 2014—*after* ATXI sought eminent domain authority from the Commission over his property in Docket 14-0551.

The documentation Dr. Traster provided to ATXI raised several questions. For instance, part of Dr. Traster's counteroffer was a replacement estimate from an arborist for the existing trees along the location of the easement. Other than identifying the size and costs of the

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replacement trees, the estimate did not include the species or the methodology used to identify the number or type of replacement trees required. As a matter of due diligence, ATXI attempted on several occasions to contact the arborist who compiled the estimate to seek clarity on these questions, but to no avail.


Regardless, in a further exercise of due diligence, ATXI hired its own arborist to review Dr. Traster's situation. Based on this review, ATXI presented Dr. Traster with multiple options regarding his trees. ATXI has proposed tree replacement or relocation, replacement with shrubs that would stay below the 10-foot height restriction, or construction of a fence at ATXI's expense, and even offered to buy Dr. Traster's entire parcel for the appraised value and pay him his purchase price for the willows upon production of a receipt. All these options were rejected.

ATXI recently presented Dr. Traster with an offer to alter the route alignment in a manner that would avoid removal of the trees. This offer is contingent upon the parties reaching an agreement with respect to compensation. Dr. Traster confirmed this alignment would eliminate the concerns about his trees. However, the parties have not yet agreed upon the appropriate amount of and this remains an issue to date.

ATXI has expended significant time and efforts to address Dr. Traster's concerns and adequately compensate him for the required land rights. However, given the length of time spent negotiating and the remaining vast disparity between the parties evaluation of appropriate compensation, a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely and therefore, ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 5-5-2018 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) T. B. G. L. O. T. S.  ☒

Shelby County, IL
Shelby County, Illinois
Tax ID: 1001-31-00-400-015

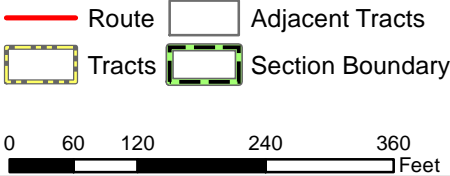


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Terry Lynn Traster

Tract No.:A_ILRP_PZ_SH_207

Date: 7/25/2014

EXHIBIT "A"

A 3.257 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TERRY LYNN TRASTER, RECORDED IN DOCUMENT NUMBERS 03-4933 AND 08-414 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST 1/4 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS SOUTH 51 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,678.21 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1073744.10, E:790955.99 ;

THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 57.03 FEET TO A POINT FOR CORNER;

THENCE SOUTH 54 DEGREES 45 MINUTES 19 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 465.39 FEET TO A POINT FOR CORNER;

THENCE SOUTH 41 DEGREES 24 MINUTES 45 SECONDS WEST, A DISTANCE OF 767.78 FEET TO A POINT FOR CORNER;

THENCE SOUTH 27 DEGREES 07 MINUTES 11 SECONDS WEST, A DISTANCE OF 84.20 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID SOUTHWEST 1/4;

THENCE NORTH 88 DEGREES 27 MINUTES 38 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 135.91 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, FROM WHICH A 6" STONE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 88 DEGREES 27 MINUTES 38 SECONDS WEST, A DISTANCE OF 467.31 FEET;

THENCE NORTHERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 31 DEGREES 51 MINUTES 45 SECONDS EAST, A DISTANCE OF 143.34 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 55 MINUTES 42 SECONDS EAST, A DISTANCE OF 478.58 FEET TO A POINT FOR CORNER;

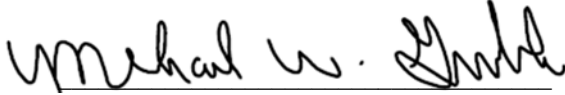
NORTH 46 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 398.29 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 21 MINUTES 05 SECONDS EAST, A DISTANCE OF 356.97 FEET TO A POINT FOR CORNER;

EXHIBIT "A"

SOUTH 88 DEGREES 26 MINUTES 44 SECONDS EAST, A DISTANCE OF 101.26 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 141,893 SQUARE FEET OR 3.257 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



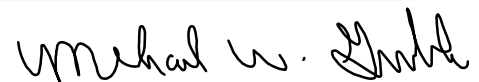
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE:10/23/2014





PROPOSED EASEMENT



NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 31, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
SHELBY COUNTY, ILLINOIS

EXHIBIT "A"

A 4.574 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TERRY TRASTER, RECORDED IN DOCUMENT NO. 03-4933 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS (D.R.S.C.I.) AND BEING FURTHER DESCRIBED IN DEED TO TERRY LYNN TRASTER, RECORDED IN DOCUMENT NO. 08-414, D.R.S.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST 1/4 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 51 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,678.21 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1073744.10, E:790955.99;

THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 127.13 FEET TO A POINT FOR CORNER;

THENCE SOUTH 52 DEGREES 46 MINUTES 20 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 317.30 FEET TO A POINT FOR CORNER;

THENCE SOUTH 43 DEGREES 46 MINUTES 34 SECONDS WEST, A DISTANCE OF 831.54 FEET TO A POINT FOR CORNER;

THENCE SOUTH 30 DEGREES 23 MINUTES 11 SECONDS WEST, A DISTANCE OF 67.89 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID SOUTHWEST 1/4;

THENCE NORTH 88 DEGREES 27 MINUTES 38 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 171.25 FEET TO A POINT FOR CORNER, FROM WHICH A 6-INCH STONE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 31 BEARS NORTH 88 DEGREES 27 MINUTES 38 SECONDS WEST, A DISTANCE OF 496.23 FEET;

THENCE NORTH 30 DEGREES 23 MINUTES 11 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 168.12 FEET TO A POINT FOR CORNER;

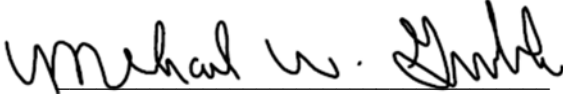
THENCE NORTH 43 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 860.94 FEET TO A POINT FOR CORNER;

THENCE NORTH 52 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 345.29 FEET TO A POINT FOR CORNER IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

EXHIBIT "A"

THENCE SOUTH 88 DEGREES 26 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 199,259 SQUARE FEET OR 4.574 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

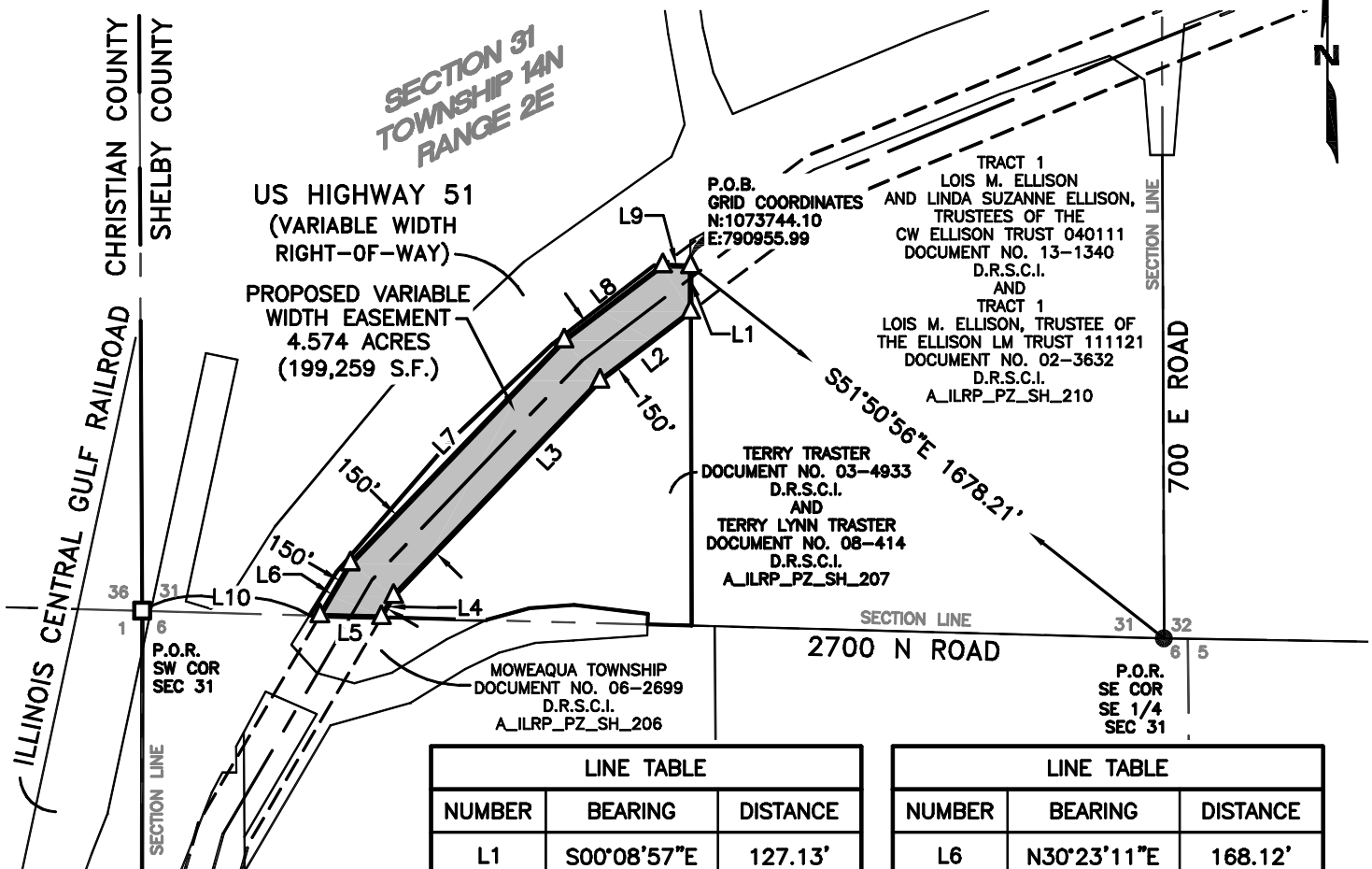
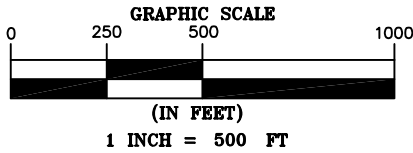


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/09/2015



EXHIBIT "A"



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S00°08'57"E	127.13'
L2	S52°46'20"W	317.30'
L3	S43°46'34"W	831.54'
L4	S30°23'11"W	67.89'
L5	N88°27'38"W	171.25'

LINE TABLE

NUMBER	BEARING	DISTANCE
L6	N30°23'11"E	168.12'
L7	N43°46'34"E	860.94'
L8	N52°46'20"E	345.29'
L9	S88°26'44"E	77.55'
L10	N88°27'38"W	496.23'

LEGEND

D.R.S.C.I.

DEED RECORDS
SHELBY COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



6" STONE MONUMENT FOUND



5/8" IRON ROD FOUND



CALCULATED POINT



TYPICAL SECTION CORNER



COUNTY LINE



SECTION LINE



SUBJECT PROPERTY LINE



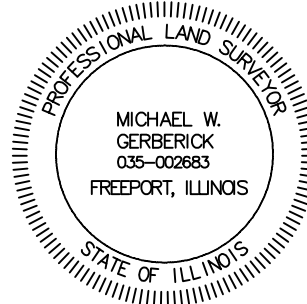
PROPERTY LINE



PROPOSED EASEMENT CENTERLINE



PROPOSED EASEMENT



Michael W. Gerberick

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SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/09/2015
SCALE: 1"=500'
TRACT ID: A_ILRP_PZ_SH_207
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 31, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
SHELBY COUNTY, ILLINOIS